

AVAILABLE FROM EARLY APRIL - A spacious three bedroom semi detached property occupying a pleasant position on Tristram Avenue with gardens to three sides. The home features uPVC double glazing and gas central heating, with an internal viewing recommended to appreciate the space on offer. The layout briefly comprises: entrance porch through to the entrance hall with turned stairs to the first floor and access to a private lounge to the rear of the property, the bay fronted dining room leads directly into the kitchen which is fitted with units to base and wall level and includes a built-in oven, hob and extractor. The rear lobby gives access to a useful ground floor cloakroom/WC. To the first floor are three bedrooms which are served by a modern bathroom/WC fitted with a three piece white suite. Externally, the property is situated on a generous corner plot with gardens to three sides. Tristram Avenue is located in a popular area off Oxford Road which is ideally located within close proximity of local schools, shops and transport links.

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £15,750pa; Guarantor, if required £18,900pa  
BOND £525

**Tristram Avenue, Hartlepool, TS25 5NE**  
**3 Bed - House - Semi-Detached**  
**£525 PCM**

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## GROUND FLOOR

### ENTRANCE PORCH

Accessed via uPVC double glazed entrance door with uPVC double glazed side screens, tiled flooring, wood panelling to walls and ceiling, door to entrance hall.

### ENTRANCE HALL

Fitted with modern laminate flooring, stairs to the first floor with fitted carpet and small under stairs storage cupboard, single radiator.

### LOUNGE

**13'10" x 11'3" (4.22m x 3.43m)**

A private lounge being to the rear of the property with uPVC double glazed window to the rear aspect, fitted carpet, television point, single radiator.

### DINING ROOM

**11'6" x 10'7" (3.51m x 3.23m)**

uPVC double glazed bay window to the front aspect, modern laminate flooring, double radiator.

### KITCHEN

**12'4" x 7'3" (3.76m x 2.21m)**

Fitted with a range of units to base and wall level with complementing roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob above and extractor hood over, tiling to splashback, fitted three drawer unit to base level, space for free standing fridge/freezer, plumbing for washing machine, Baxi Duo Tec boiler, tiled flooring, uPVC double glazed windows to the side and rear aspects, access to:

### REAR LOBBY

uPVC double glazed side door, access to WC.

### GROUND FLOOR CLOAKROOM/WC

Fitted with a two piece suite comprising: wall mounted wash hand basin with dual taps, low level WC, tiled flooring, double glazed window to the side aspect.

## FIRST FLOOR

### LANDING

Accessed via turned staircase with uPVC double glazed window, fitted carpet, single radiator, hatch to loft space.

### BEDROOM 1

**12'4" x 10'3" (3.76m x 3.12m)**

A good sized master bedroom with built-in wardrobe, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

### BEDROOM 2

**10'7" x 10' (3.23m x 3.05m)**

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

### BEDROOM 3

**10'7" x 6'10" (3.23m x 2.08m)**

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

### BATHROOM/WC

Fitted with a three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'laminate' effect vinyl flooring, uPVC double glazed window to the side aspect, convector radiator.

### OUTSIDE

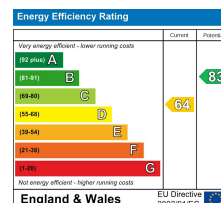
The property occupies a pleasant position on Tristram Avenue with the benefit of gardens to three sides, the front and side gardens being predominantly lawned with a paved walkway to the property and fenced boundaries. The enclosed rear garden offers an ideal place for families with children.



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